

Division 4000, Section 4002: Table of Uses—Williamson County Zoning Ordinance

Section 4002. TABLE OF USES
DISTRICTS

USES	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
Agricultural											
A. Agricultural	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Intensive Agricultural	Y	C	C	C	C	C	C	Y	C	C	C
C. Selective Cutting	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D. Clear Cutting	Y	Y	C	C	C	C	C	Y	C	C	C
E. Nursery	Y	Y	Y	Y	Y	Y	Y	Y	Y	C	Y!
F. Farm Employee Housing	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
G. Stable, Private	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
Residential											
A. Single-Family *	Y	Y	Y	Y!	Y	Y	Y	C	N	Y	Y
B. Resource Conservation Development	Y	Y	Y	Y/C	N	Y	N	N	N	Y	C
C. Equestrian Subdivision	Y	Y	Y	Y	N	N	N	N	N	N	Y
D. Planned Res. Cons. Dev.	N	N	Y/C	Y/C	N	N	Y	N	N	N	C
E. Mobile Home	Y!	N	N	N	Y*	N	N	N	Y	N	N
F. Mobile Home Park	N	N	N	N	N	N	N	N	Y!	N	N
G. Commercial Apartment	N	N	N	Y!	N	Y!	Y!	N	N	N	N
H. *Accessory Dwelling	S	S	S	S	S	S	N	N	N	N	S
I. Multi-Family	N	N	N	Y/C	N	N	Y/C	N	N	N	N
J. *Bed & Breakfast	C	C	C	C	C	C	C	N	N	N	C
K. *Interior Apartment / Second Dwelling	Y!	Y!	Y!	Y!	Y!	Y!	N	N	N	N	Y!

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Institutional											
A. Outdoor Institutional	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
B. Indoor Institutional	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
C. Institutional Resident: 1-8 Residents * 8 + Residents *	Y! N	Y! N	Y! C	Y! C	Y! N	Y! N	Y! C	Y! N	Y! N	Y! N	Y! N
D. Public Service	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
E. Wireless Telecommunication Facilities	Y/ S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S	Y/S
F. Nontraditional Sewage Treatment and Disposal Systems – Residential	N	N	Y!	N	N	N	N	N	N	N	Y!
G. Nontraditional Sewage Treatment and Disposal Systems – Non-Residential	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!

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	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
Commercial											
A. Office **	N	N	N	Y	N	Y	Y	Y	N	N	C++
B. Commercial Retail	N	N	N	C	N	Y	Y	Y	N	N	C
C. Heavy Retail/Services	N	N	N	Y!	N	C!	Y!	Y!	N	N	C!
D. Restaurant	N	N	N	Y	N	Y	Y	Y	N	N	C
E. Drive-In Restaurant	N	N	N	Y	N	N	Y	Y	N	N	C
F. Services	N	N	N	Y	N	Y	Y	Y	N	N	N
G. Shopping Center	N	N	N	C	N	C	Y!	N	N	N	C
H. Hotel	N	N	N	Y	N	C	Y	N	N	N	C
I. Rural Retreat – Limited	Y!	Y!	Y!	N	N	Y!	N	N	N	N	Y!
J. Farm Wineries	Y!	Y!	Y!	Y!	N	Y!	N	N	N	N	Y!
K. Rural Retreat – Extensive	Y!	Y!	Y!	N	N	Y!	N	N	N	N	Y!
L. Agricultural Support	C	N	C	C	N	C	N	Y	N	N	C
M. Airport, Landing Strip & Heliport	C	N	N	N	N	N	N	C	N	N	N
N. Home Occupation	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
O. *Residential Business	C	C	C	N	N	C	N	N	N	N	N
P. Family Day Care Home	S	S	S	S	S	S	S	S	S	S	S
Q. Day Care – Accessory Uses	S	S	S	S	S	S	S	S	S	S	S
R. Off-Site Signs	C	N	N	C	N	N	C	C	N	N	N
S. Stables, Commercial	C	C	C	C	C	C	N	C	N	N	N
T. Animal Boarding Facility	C	N	N	C	N	C	C	C	N	N	C
U. Private Recreational Ctrs.	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!	Y!
V. Recreational & Athletic Facility	N	N	N	Y	N	Y	Y	N	N	N	C
W. Cemeteries, Commercial	N	N	C	C	N	N	N	N	N	N	C
X. Mixed Commercial Center	N	N	N	C	N	C	C	N	N	N	C
Y. Adult- Oriented Establishment	N	N	N	C	N	N	N	N	N	N	N

** Includes Commercial Day Care

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	R	E	SE	S	NC	CC	U	AP	MH	RS	IC*
A. Industrial											
B. Light Industrial	N	N	N	C	N	C	C	C	N	N	C
C. Heavy Industrial	N	N	N	C	N	N	N	C	N	N	N
D. Private Extraction & Disposal	C/O	C+	C/O	N+	N+	N+	N+	C	N+	N+	N
E. Sawmill/Planing Mill	C	N	N	C	N	N	N	N	N	N	N
Mixed Use Development	N	N	C	C	N	N	C	N	N	N	C

(Key to Table 4002 on following Page)

KEY TO TABLE OF PERMITTED USES

- Y = permitted by right in this district, with site plan and/or zoning certificate approval by staff.
- N = Not permitted in this district.
- S = Permitted as a special use in this district. (Refer to Division 4600)
- C = Permitted as a conditional use in this district. (Refer to Division 4500 for detailed regulations.)
- Y/C = Permitted by right if density is restricted by the presence of natural resources as determined by Division 7100 and the calculations in Section 5210.
- Permitted as a conditional use if density is not restricted by the presence of natural resources as determined by Division 7100 and the calculations in Section 5210.
- Y/S = Permitted by right (See 4400Y). Permitted as a Special Use if required under 4400Y, in addition to the requirements in 4400Y see Division 4600.
- C/O = Phosphate mining operations within the Mining (M) Overlay District which shall include all portions of Williamson County west of U.S. Highway 31 are a permitted use.
- Phosphate mining operations not within the Mining (M) Overlay District are a permitted use, provided the operator meets the requirements of Section 4520PP herein.
- ! Refer to Division 4400 for additional standards.
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- Individual single-wide mobile homes are permitted on any lot in the NC district with a "T" designation. However, the lot size must meet the minimum lot size requirements for that district.
- + The holders of mineral rights on land in these districts must exercise their rights and commence mining operations within then (10) years of the effective date of this Ordinance. Holders of mineral rights who do not exercise their rights within this time frame shall not be permitted to commence mining operations unless the affected property is rezoned to a district which permits extraction either by right or by conditional approval. (Phosphate mining activities are exempt from this provision this exemption shall expire within six (6) months of the date of adoption of this Ordinance.)
- ++ Only uses under SIC 51, exclusive of SIC 515 and 517.*